

TEXAS TRANSPORTATION COMMISSION

KAUFMAN County

MINUTE ORDER

Page 1 of 1

DALLAS District

In the City of Crandall, Kaufman County, on US 175, the State of Texas acquired certain land for highway purposes by an instrument recorded in Volume 319, at Page 606, of the Deed Records of Kaufman County, Texas.

A portion of the land, which portion is described in Exhibit A (the tract), is no longer needed for a state highway purpose.

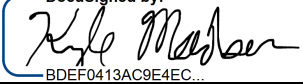
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may recommend the sale of any interest in real property no longer needed for a state highway purpose to a governmental entity with the authority to condemn the property.

The Crandall Independent School District is a governmental entity with the authority to condemn the property and has requested to purchase the tract for \$14,500.

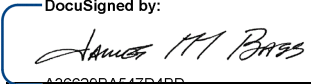
The commission finds \$14,500 to be a fair and reasonable value of the state's right, title, and interest in the tract.

IT IS THEREFORE ORDERED by the commission that the tract is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the tract to the Crandall Independent School District for \$14,500; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

Submitted and reviewed by:

DocuSigned by:

BDEF0413AC9E4EC...
Director, Right of Way Division

Recommended by:

DocuSigned by:

A30629BA547D4BD...
Executive Director

115993 Mar. 25 2021

Minute	Date
Number	Passed

EXHIBIT "A"

Page 1 of 2

COUNTY: KAUFMAN
HIGHWAY: US HIGHWAY 175
RCJS: 0197-03-013

DATE: AUGUST 28, 2020
PAGE: 1 OF 2

CITY OF CRANDALL
KAUFMAN COUNTY, TEXAS
D. WILKERSON SURVEY ABSTRACT NO. 566
0.1465 ACRES (6382 SQ FT)

TRACT 1

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE D. WILKERSON SURVEY, A-566, CITY OF CRANDALL, KAUFMAN COUNTY, TEXAS, BEING DESCRIBED AS PART OF A CALLED 2.88 ACRE TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 319, PAGE 606, OF THE DEED RECORDS KAUFMAN COUNTY, TEXAS (DRKCT). SAID LOT TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 3/8" iron rod found (N: 6919281.13, E: 2597452.02) in the northwest line of Ledbetter Street, at the east corner of the Kristy Scarbrough 0.21 acre tract as described in Deed recorded in Volume 4960, Page 593 of the OPRKCT, being the south corner of this tract;

- 1.) THENCE, N 50° 20' 58" W (Control Line), 150.41 feet along the northeast line of the Scarbrough tract to a 3/8" iron rod found at the east corner of the Carla Mayfield 0.26 acre tract as described in Deed recorded in Volume 4848, Page 265 of the OPRKCT, at the north corner of the Scarbrough tract, in the southwest line of U.S. Highway 175, being the west corner of this tract;
- 2.) THENCE, N 44° 35' 37" E, 8.81 feet to a 1/2" iron rod set with a plastic cap stamped #4207 at the beginning of a curve to the right, having a radius of 2795.00 feet, with a chord that bears S 73° 04' 49" E, 169.20 feet, an arc distance of 169.23 feet to a 1/2" iron rod set with a plastic cap stamped #4207 at the intersection of the southwest line of U.S. Highway 175 with the northwest line of Ledbetter Street, being the east corner of this tract;
- 3.) THENCE, S 44° 35' 17" W, 74.44 feet along the northwest line of Ledbetter Street, the southeast line of this tract to the POINT OF BEGINNING and CONTAINING 0.1465 ACRES (6382 SQ FT) ACRES OF LAND MORE OR LESS.

BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM NORTH CENTRAL ZONE NAD 83

SURVEYOR'S CERTIFICATE

DATE: AUGUST 28, 2020

TO: SCARBROUGH

I, Gary L. Hardin, Registered Professional Land Surveyor No. 4207, do hereby certify that the field notes hereon represents the results of a survey made on the ground under my direction and supervision, the lines and dimensions of said property being as indicated. This survey is based on deeds, easements and/or recorded plats and other records when furnished by the client or the client's representative, as well as significant and visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this certification is not a representation of warranty of title or guarantee of ownership. This survey was performed EXCLUSIVELY for the above mentioned parties. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.


GARY L. HARDIN, RPLS NO. 4207
FIRM REGISTRATION NO. 10114700
W.O. # 2008019 (SHEET 1 OF 2)



COUNTY: KAUFMAN
HIGHWAY: US HIGHWAY 175
RCSJ: 0197-03-013

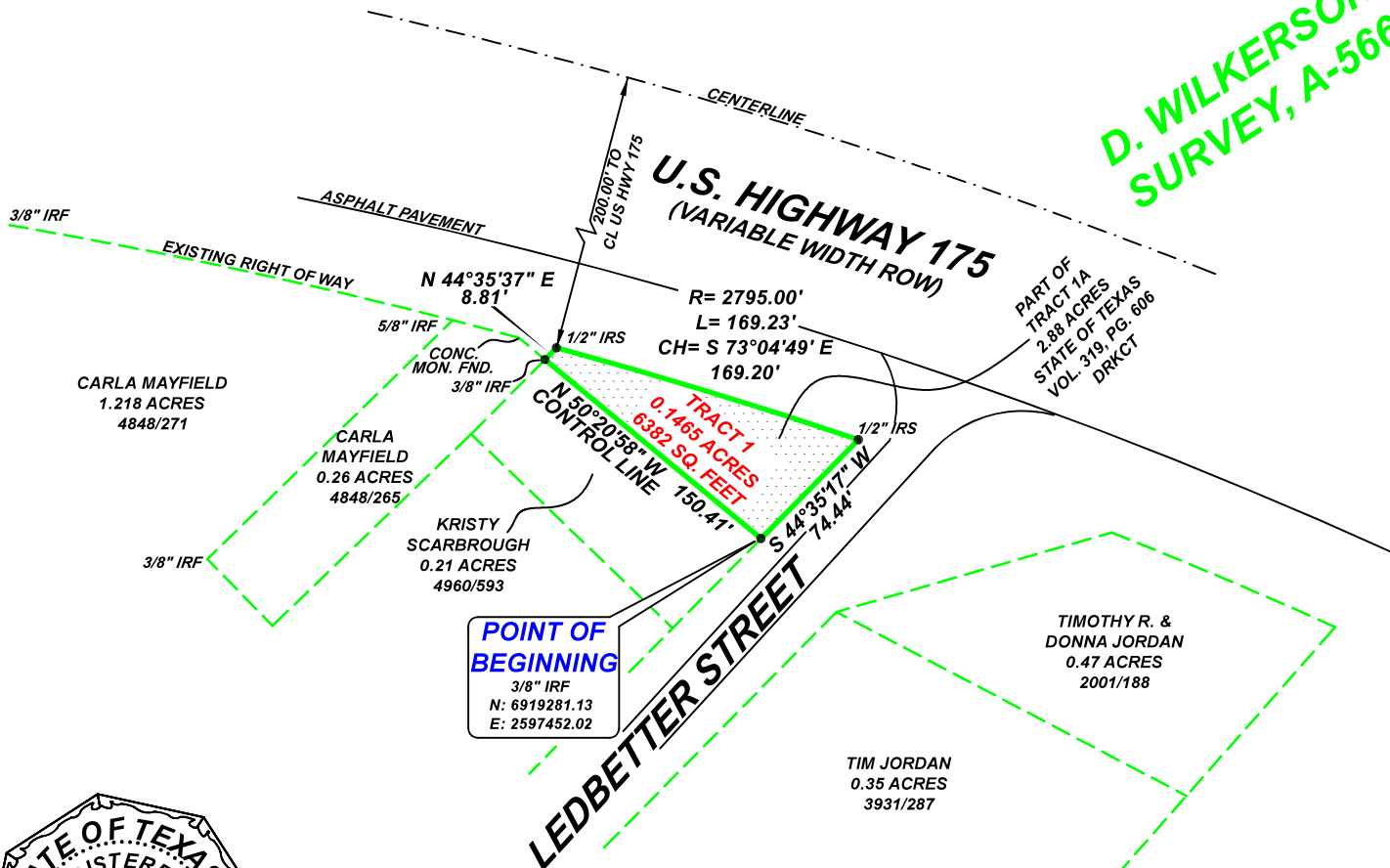
EXHIBIT "A"

Page 2 of 2

DATE: AUGUST 28, 2020
PAGE: 2 OF 2

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE D. WILKERSON SURVEY, A-566, CITY OF CRANDALL, KAUFMAN COUNTY, TEXAS, BEING DESCRIBED AS PART OF A CALLED 2.88 ACRE TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 319, PAGE 606, OF THE DEED RECORDS KAUFMAN COUNTY, TEXAS (DRKCT).

**D. WILKERSON
SURVEY, A-566**



AS SHOWN ON:
TXDOT MAPSHEET NO. 2
U.S. HIGHWAY 175 THROUGH CRANDALL
R.C.S.J. 0197-03-013
KAUFMAN COUNTY
JANUARY 21, 1949

SURVEYORS NOTES

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS THEREFROM. NO ATTEMPT HAS BEEN MADE TO DETERMINE OR SHOW THE EXISTENCE, LOCATION, SIZE, DEPTH, CAPACITY OR CONDITION OF ANY PROPOSED OR EXISTING UTILITIES ON THIS PROPERTY WHETHER PRIVATE, MUNICIPAL OR PUBLICLY OWNED. NO ENVIRONMENTAL OR SUBSURFACE CONDITIONS WERE SURVEYED OR EXAMINED THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

THE ADDRESS SHOWN WAS PROVIDED BY OTHERS, HARDIN SURVEYING MAKES NO CLAIM TO ITS ACCURACY.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THERE MAY BE MATTERS AFFECTING THIS TRACT THAT A TITLE COMMITMENT WOULD REVEAL. THE UNDERSIGNED HAS NOT PERFORMED A TITLE AND/OR EASEMENT SEARCH AND ASSUMES NO LIABILITY FOR SUCH MATTERS.

I GARY L. HARDIN R.P.L.S. # 4207, DO HEREBY CERTIFY THAT THE SURVEY SHOWN REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION DURING THE MONTH OF AUGUST 2020, AND ALL CORNERS ARE SHOWN HEREON AND THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, CONFLICTS OR PROTRUSIONS OTHER THAN SHOWN.

[Signature]

GARY L. HARDIN R.P.L.S. # 4207

SIGNATURE VOID IF NOT SIGNED IN BLUE INK
© 2020 ALL RIGHTS RESERVED SEE FIELD NOTES

GRAPHIC SCALE



**BASIS OF BEARINGS: TEXAS COORDINATE
SYSTEM NORTH CENTRAL ZONE NAD 83**

HARDIN SURVEYING

PO BOX 587 (903) 887-5674
MABANK, TEXAS 75147 FIRM# 10114700

SHEET 2 OF 2

DATE PERFORMED: AUGUST 28, 2020

SCALE: 1"= 100 FEET

DRAWN BY: JH

WORK ORDER # 2008019

FIELD BY: TS

CHECKED BY: TP

THIS SURVEY WAS PERFORMED FOR:
SCARBROUGH